



My Florida Regional MLS - IMAPP
Comparable Properties Report - 910 COMMERCE BLVD N, SARASOTA, FL 34243
Report Prepared By EUGEN ALDEA

Subject Property

PID # 6651001759
Address:
910 COMMERCE BLVD N
SARASOTA, FL 34243-
Last Sale Price: \$1
Last Sale Date: 06/01/2011
Market Value: \$76,974
Assessed Value: \$76,974
Total Land Area: 43,735 sf
Waterfront: No
Total Area: 0 sf
Living Area: 0 sf
Bedrooms: 0 **Baths:** 0
Year Built: 0 **Stories:** 0
Pool: N **Garage:** N



Projected Sale Price

Estimated Range Based On Value Ratio
\$63,300 — **\$82,500** — \$110,500
Estimated Range Based On Price per Acre
\$26,900 — **\$102,400** — \$246,300

Statistics About Comparable Properties

	<u>Sale Price</u>	<u>Lot Size</u>	<u>Market Value</u>	<u>\$/Acre</u>	<u>MV Ratio</u>
High:	\$300,000	53,262 sf	\$240,526	\$245,300.00	1.436
Low:	\$8,000	13,000 sf	\$9,725	\$26,800.00	0.823
Median:	\$63,750	31,998 sf	\$61,622	\$82,200.00	1.03
Average:	\$94,250	33,671 sf	\$83,271	\$101,966.67	1.072

Explanation of Calculations

The Projected Sales Price section applies these statistics to determine the most likely sales price based on existing market conditions. Calculations are done using two methods, Value Ratio and Price Per Square Foot. The Price Per Square Foot is the last sale price divided by total building square footage. The Value Ratio is the last sales price divided by the market value. A Value Ratio below 0.950 signifies that the property sold for less than the Market Value. It might be a quit claim that does not reflect the true property value. A very high Value Ratio may indicate a property that has been split, or improved since the County Assessor's office assigned the market value.

Comparison Criteria

- Lot SF +/- 20%
- Bldg SF +/- 10%
- Located within 1 mile
- Sold in Last Year
- Ignore Year Built
- Ignore Bathrooms
- Ignore Bedrooms
- Ignore Waterfront
- Ignore Stories
- Ignore Garage
- Ignore Pool
- Use All Sales

Note: only properties with similar property use classifications will be considered as potential matches.

Comparable Properties

1. 6761 26TH CT E SARASOTA, FL 34243-4058 Last Sale: \$77,500 on 02/10/2012 (\$71,600.00/Acre) MVR: 0.865 Market Value: \$89,576	Parcel ID # 1868911009 Bedrooms: 0 Baths: 0 Distance: 1.7 miles	Lot Size: 47,145 sf Total Area: 0 sf Living Area: 0 sf Year Built: 0	Waterfront: No Garage: No Pool: No Stories: 0
2. 6030 17TH ST E BRADENTON, FL 34203-5001 Last Sale: \$52,500 on 06/05/2012 (\$68,100.00/Acre) MVR: 1.436 Market Value: \$36,555	Parcel ID # 1842310250 Bedrooms: 0 Baths: 0 Distance: 1.92 miles	Lot Size: 33,537 sf Total Area: 0 sf Living Area: 0 sf Year Built: 0	Waterfront: No Garage: No Pool: No Stories: 0
3. 72ND DR E SARASOTA, FL 34243- Last Sale: \$52,500 on 02/11/2013 (\$92,800.00/Acre) MVR: 0.881 Market Value: \$59,583	Parcel ID # 1975932559 Bedrooms: 0 Baths: 0 Distance: 1.15 miles	Lot Size: 24,621 sf Total Area: 0 sf Living Area: 0 sf Year Built: 0	Waterfront: No Garage: No Pool: No Stories: 0
4. 59TH AVE DR E	Parcel ID #	Lot Size: 30,460 sf	Waterfront: No

BRADENTON, FL 34203-		1775821419	Total Area: 0 sf	Garage: No
Last Sale: \$75,000 on 07/06/2011 (\$107,200.00/Acre)		Bedrooms: 0 Baths: 0	Living Area: 0 sf	Pool: No
MVR: 1.178	Market Value: \$63,661	Distance: 2.53 miles	Year Built: 0	Stories: 0
5. 6751 26TH CTE		Parcel ID #	Lot Size: 53,262 sf	Waterfront: No
SARASOTA, FL 34243-		1868910959	Total Area: 5,000 sf	Garage: No
Last Sale: \$300,000 on 12/29/2011 (\$245,300.00/Acre)		Bedrooms: 0 Baths: 0	Living Area: 5,000 sf	Pool: No
MVR: 1.247	Market Value: \$240,526	Distance: 1.72 miles	Year Built: 1973	Stories: 0
6. 2750 71ST AVE E		Parcel ID #	Lot Size: 13,000 sf	Waterfront: No
SARASOTA, FL 34243-3329		1968100105	Total Area: 0 sf	Garage: No
Last Sale: \$8,000 on 08/26/2011 (\$26,800.00/Acre)		Bedrooms: 0 Baths: 0	Living Area: 0 sf	Pool: No
MVR: 0.823	Market Value: \$9,725	Distance: 1.6 miles	Year Built: 0	Stories: 0

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My Florida Regional MLS - IMAPP

Comparable Properties Report - 950 COMMERCE BLVD N, SARASOTA, FL 34243

Report Prepared By EUGEN ALDEA

Subject Property

PID # 6651001809

Address:

950 COMMERCE BLVD N
SARASOTA, FL 34243-

Last Sale Price: \$1

Last Sale Date: 06/01/2011

Market Value: \$77,315

Assessed Value: \$77,315

Total Land Area: 43,929 sf

Waterfront: No

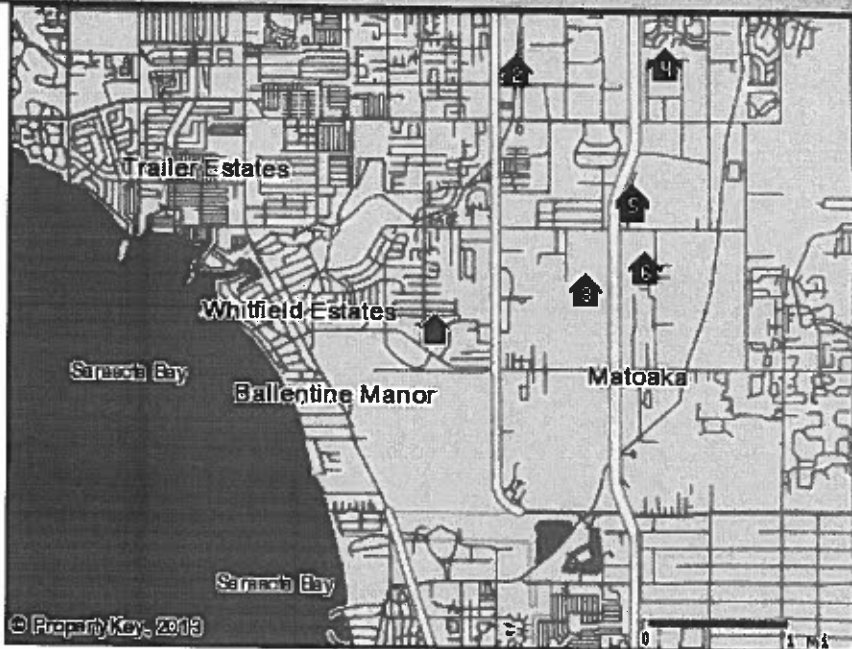
Total Area: 0 sf

Living Area: 0 sf

Bedrooms: 0 Baths: 0

Year Built: 0 Stories: 0

Pool: N Garage: N



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